

CITY OF BLOOMINGTON



June 9, 2021 @ 2:00 p.m.
Zoom Meeting:

https://www.google.com/url?q=https://bloomington.zoom.us/j/99953190601?pwd%3DMEUxZ0duQ3I3emlJS0VYW DIGQUplQT09&sa=D&source=hangouts&ust=1622911800737000&usg=AFQjCNHtSfb8XC9GX6Ep9MNCrvmCRz_tcw

**CITY OF BLOOMINGTON
HEARING OFFICER
June 9, 2021 at 2:00 p.m.**

❖ **Virtual Meeting:**

https://www.google.com/url?q=https://bloomington.zoom.us/j/99953190601?pwd%3DMEUxZ0duQ3I3e mlJS0VYWDIGQUplQT09&sa=D&source=hangouts&ust=1622911800737000&usg=AFQjCNHtSfb8XC9GX6Ep9MNCrvmCRz_tcw

PETITIONS:

V-07-21 **Monroe County Community School Corp. (Sam Fleener)**
1965 S. Walnut St.
Request: Variance to exceed maximum signage allotment of 300 sq. ft. on a 400,000 square foot building.
Case Manager: Eric Greulich

GIS MAP LINK: <https://arcg.is/1a4SmP1>

****Next Meeting: June 9, 2021**

Auxiliary aids for people with disabilities are available upon request with adequate notice. Please call 812-349-3429 or E-mail human.rights@bloomington.in.gov.

**BLOOMINGTON HEARING OFFICER
STAFF REPORT
LOCATION: 1965 S. Walnut Street**

**CASE #: V-07-21
DATE: June 9, 2021**

PETITIONER: Monroe County School Corporation
315 E. North Drive

REQUEST: The petitioner is requesting a variance from the 300 square foot maximum wall signage allowance to allow for 500 square feet of wall signage.

REPORT: The property is located at 1965 S. Walnut Street and is zoned Mixed-use Institutional (MI) and is occupied by Bloomington High School South. Surrounding properties include a mix of commercial uses to the west, multi-family residences to the east, and offices and multi-family to the north and south.

The petitioner is proposing to replace some of the existing signage on the building as well as install new signage. The building currently has wall signs along the west, east, and south elevations. There is an existing electronic sign on the east elevation that will be removed with this petition. Four new wall signs of 36, 60, 125, and 85 square feet will be installed. The existing and proposed signage will equal 66 square feet of signage on the west elevation, the east elevation will have 310 square feet of signage, and the south elevation will have 125 square feet of signage for a total amount of wall signage of 501 square feet.

The UDO states that no use shall be permitted to exceed 300 square feet of wall signage. The petitioner is requesting a variance from the maximum amount of signage allowed in order to allow 501 square feet of wall signage.

CRITERIA AND FINDINGS FOR DEVELOPMENT STANDARDS VARIANCE

20.06.080(b)(3)(E) (i) Standards for Granting Variances from Development Standards: A variance from the development standards of the Unified Development Ordinance may be approved only upon determination in writing that each of the following criteria is met:

1) *The approval will not be injurious to the public health, safety, morals, and general welfare of the community.*

PROPOSED FINDING: No injury to the public health, safety, morals, and general welfare is found as a result of this petition. The amount of signage proposed is proportional and appropriate to the size of the buildings on this campus.

2) *The use and value of the area adjacent to the property included in the Development Standards Variance will not be affected in a substantially adverse manner.*

PROPOSED FINDING: No adverse effect to the use or value of the adjacent properties is found as a result of this petition. Again, the amount of signage proposed is proportional and appropriate

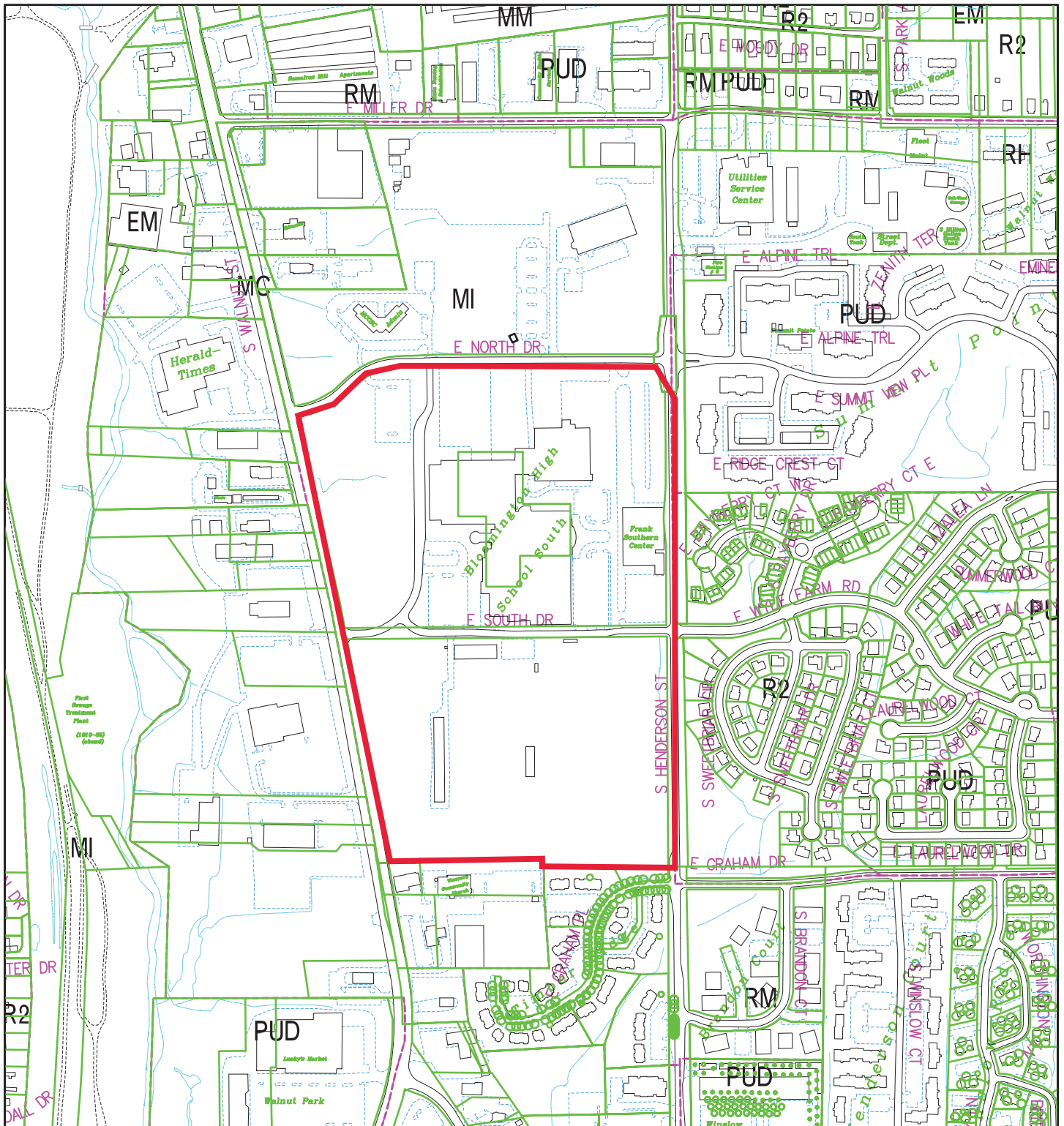
to the amount of building façade. The building is 400,000 square feet in size and the amount of signage proposed along each façade is appropriate.

3) *The strict application of the terms of the Unified Development Ordinance will result in practical difficulties in the use of the property; that the practical difficulties are peculiar to the property in question; that the Development Standards Variance will relieve the practical difficulties.*

PROPOSED FINDING: Practical difficulty is found in the size of the campus and the buildings on it. It is much larger than the wide majority of properties and uses in the district. The UDO intends to allow proportional signage, but the buildings on this site are outsized compared to a typical building where 300 square feet is appropriate. The practical difficulties are also peculiar to this property because this property has road frontage on three sides and therefore signage along each side is necessary for identification purposes. In addition, peculiar condition is found in that the building is 700' long along the Walnut Street frontage, 600 feet long along the North Drive frontage, and 700' long along the Henderson Street frontage. The granting of the variance will allow for signage to be placed along each façade that is appropriate to the length and size of building along each façade.

RECOMMENDATION: Based upon the written findings above, the Department recommends that the Hearing Officer adopt the proposed findings and recommends approval of V-07-21 with the following conditions:

1. The petitioners must obtain a sign permit prior to construction.

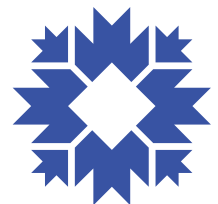


By: greulice
4 Jun 21

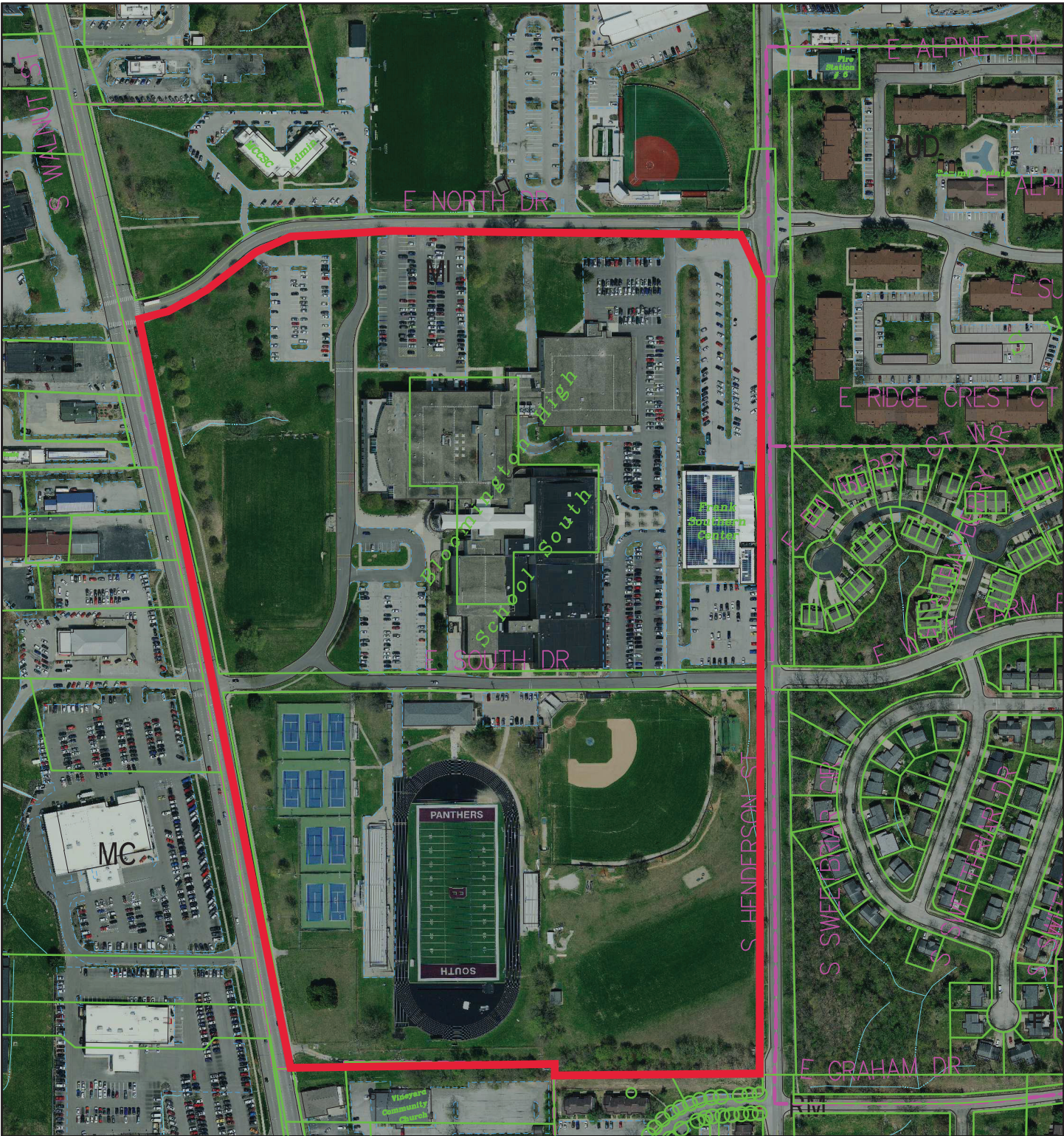


For reference only; map information NOT warranted.

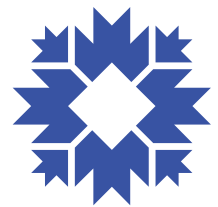
City of Bloomington
Planning



Scale: 1" = 500'



City of Bloomington
Planning



Scale: 1" = 300'

By: greulice
4 Jun 21



For reference only; map information NOT warranted.



Monroe County Community School Corporation

Mr. Brad Lucas,
Director of Building Operations

Mr. Sam Fleener,
Director of Construction

Mrs. Hattie L. Johnson,
Director of Food Service

Mr. Nathan Oliver
Director of Transportation

April 28, 2021

Mr. Greulich
Monroe County Planning Department
501 N. Morton St., Suite 224
Bloomington, IN 47404

We respectfully request a variance to exceed the 300 square foot maximum amount of signage on Bloomington High School South (BHSS) at 1965 South Walnut Street. BHSS is a 400,000 square foot facility that occupies a special place in the community as one of two large high schools in Bloomington. The scale of the building and access from all sides to the facility require adequate signage for identification and wayfinding. In addition, signage plays a unique role in reflecting the identity and spirit of the school. This variance will bolster the community spirit and pride surrounding the school.

Thank you for your consideration,

Sam Fleener
Director of Construction
Monroe County School Corporation
(812) 330-7720

Food Service 560 E. Miller Drive, Bloomington, IN 47401 • Ph. (812) 349-4762 • Fax (812) 330-7791
Building Operations, 560 E. Miller Drive, Bloomington, IN 47401 • Ph. (812) 330-7720 • Fax (812) 330-7791
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